

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

15a Eastmead Road, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$785,000

### Median sale price

Median price \$780,000 Property Type House Suburb Croydon

Period - From 01/10/2019 to 31/12/2019 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	24 Starcross Av CROYDON 3136	\$789,000	21/12/2019
2	374a Dorset Rd CROYDON 3136	\$751,000	14/10/2019
3	92 Eastfield Rd CROYDON SOUTH 3136	\$750,000	28/11/2019

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/01/2020 13:24



**Property Type:** Townhouse

**Land Size:** 403 sqm approx

Agent Comments

## Comparable Properties



**24 Starcross Av CROYDON 3136 (REI)**

Agent Comments



**Price:** \$789,000

**Method:** Sale by Tender

**Date:** 21/12/2019

**Property Type:** Unit

**Land Size:** 414 sqm approx



**374a Dorset Rd CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$751,000

**Method:** Sold Before Auction

**Date:** 14/10/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 401 sqm approx



**92 Eastfield Rd CROYDON SOUTH 3136 (REI/VG)**

Agent Comments



**Price:** \$750,000

**Method:** Sale by Tender

**Date:** 28/11/2019

**Property Type:** Unit

**Land Size:** 388 sqm approx